



PHAP18-00003

Date: February 5, 2018
Application Type: Certificate of Appropriateness
Property Owner: Louis and Sylvia Lester
Representative: Juan E. Ordonez
Legal Description: 76 Government Hill 19 & 20 (7000 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4324 Chester Avenue
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1928
Historic Status: Contributing
Request: Certificate of Appropriateness for construction of a new addition and alterations to a rear yard structure to include the installation of doors and windows, the modification of the roof, and the construction of a rooftop deck
Application Filed: 1/22/2018
45 Day Expiration: 3/8/2018

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for construction of a new addition and alterations to a rear yard structure to include the installation of doors and windows, the modification of the roof, and the construction of a rooftop deck

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Locate decks at the rear of the structure, or in a location not readily visible from the street.*
- *Decks should be of materials and dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.*
- *Do not change the style or construction of the roof. For example, constructing a gable or hip roof on top of an existing historic flat roof would be inappropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

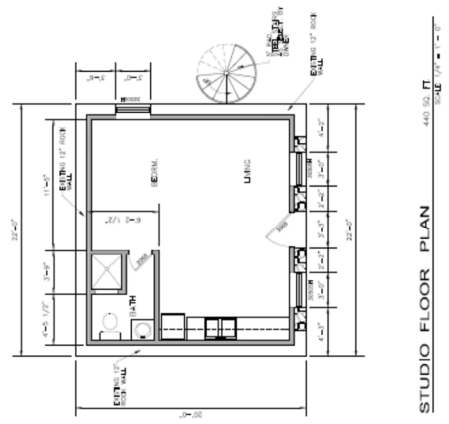
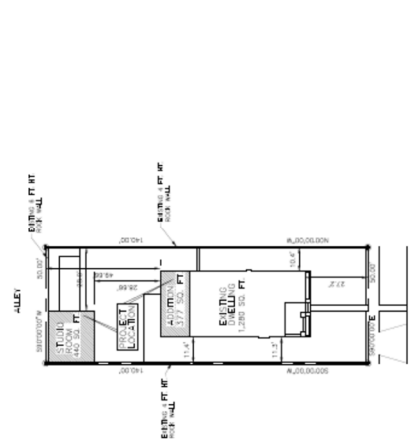
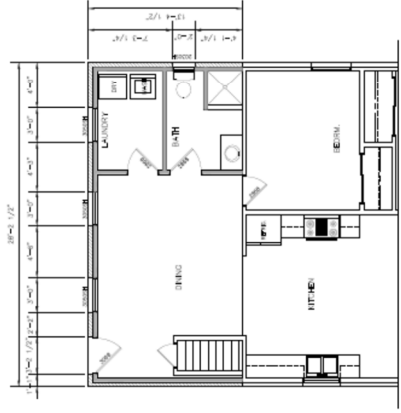
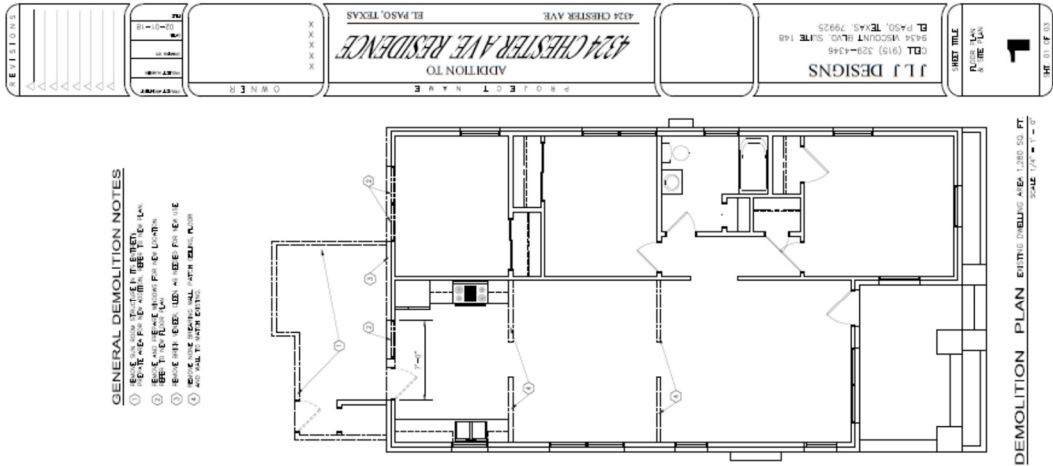
- *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The modification is that the addition be differentiated from the existing house.

AERIAL MAP



SITE AND FLOOR PLANS



[illegible]